



GRASSROOTS
REALTY GROUP

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455 Prestwick Circle SE
Calgary, Alberta

MLS # A2334763



\$539,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Over		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Garden, F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Blinds

Welcome to this updated home in the heart of McKenzie Towne, offering over 1,340 SF above grade, a FULLY FINISHED BASEMENT, a DOUBLE DETACHED GARAGE, and the perfect blend of style, comfort, and functionality. Thoughtful updates include: Brand NEW quartz countertops throughout the kitchen & bathrooms, NEW sinks and faucets, a brand NEW patio sliding door, a newer refrigerator (2025), microwave hood fan (2026), and a roof replaced in 2021, allowing you to move in with confidence. The bright and inviting main floor is designed for everyday living and entertaining, featuring a spacious dining area perfect for hosting family and friends, a functional kitchen complete with pantry, and a cozy three-sided fireplace that creates warmth and separation between the living and dining spaces without sacrificing the open-concept feel. Patio doors lead directly to the sunny back deck, fenced yard, and dedicated dog run, making it an ideal setup for both kids and pets. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with its own private ensuite, while the fully finished basement provides valuable additional living space perfect use for an additional bedroom featuring TWO EGRESS WINDOWS. You can have the flexibility to also use this space for a family room, home gym, playroom, or home office. There is an abundance of storage space which completes the basement. Located on a quiet street in one of Calgary's most beloved family communities, you'll love being just a short walk to parks, playgrounds, schools, shopping, restaurants, and all the amenities that make McKenzie Towne such a desirable place to call home. This is the complete package with thoughtful updates, exceptional functionality, and a location you'll enjoy for years to come.

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